

**MINUTES**  
**Audio Recording Not Available**  
**PLANNING COMMISSION MEETING**  
**April 5, 2012**  
**LAKEWOOD CITY HALL**  
**7:00 P.M.**  
**AUDITORIUM**

Meeting called to order at 7:00 P.M.

**Roll Call**

**MEMBERS PRESENT**

Hanna Belsito  
Mary Cierebiej, Vice-Chair  
Robert Greytak  
Patrick Metzger  
Mark Stockman, Chair

**OTHERS PRESENT**

Dru Siley, Commission Secretary, Dir. of P&D  
Bryce Sylvester, Planner  
Jennifer Mladek, Assistant Law Director

A motion was made by Ms. Cierebiej, seconded by Mr. Metzger, to **EXCUSE** the absences of Ms. Ruth Gillett and Ms. Tamara Karel. All of the members voting yea, the motion passed.

**Approval of the April 5, 2012 Meeting Minutes**

A motion was made by Ms. Cierebiej, seconded by Mr. Metzger, to **APPROVE** the minutes of the April 5, 2012 meeting. Ms. Belsito, Ms. Cierebiej, Mr. Greytak, Mr. Metzger voting yea, and Mr. Stockman voting to abstain, the motion passed.

**Opening Remarks**

Mr. Stockman waived the reading of the Opening Remarks.

**NEW BUSINESS**

4. **Docket 05-06-12**                      **14013 Detroit Avenue**  
**GetGo**

Pat Avolio, Giant Eagle, Inc. and applicant, requests Conditional Use approval of an Outdoor/Seasonal Dining Facility, pursuant to Sections 1129.03 – Accessory Uses, 1161.03(t) – Supplemental Regulations for Specific Uses, and 1173.02 – Conditional Use Permit. This property is located in a C3, Commercial and General Business district and an R1H, Single Family and High Density Residential district. (Page 2)

Pat Avolio was present to explain the request. The project site plan was approved at the Architectural Board of Review on April 12, 2012, and a variance was approved by the Board of Zoning Appeals on April 19, 2102. Utilizing a PowerPoint presentation, he described the



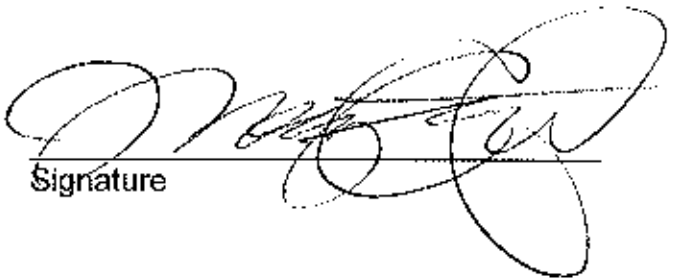


There were no comments or questions from the public. Mr. Siley mentioned the receipt of the e-mail from Mr. Artiano and Mr. Siley's intent of further communication with Mr. Artiano that any designation should not be any hindrance to any sale. He concluded the City endorsed the designation.

A motion was made by Mr. Metzger, seconded by Ms. Cierebiej, to **GRANT** the recommendation as submitted. All of the members voting yea, the motion passed.

6. **Adjourn**

A motion was made by Ms. Cierebiej, seconded by Ms. Belsito, to **ADJOURN** the meeting at 7:38 P.M. All of the members voting yea, the motion passed.

A handwritten signature in black ink, appearing to be "M. Metzger", written over a horizontal line.

Signature

6-7-12  
Date



### Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

1. <sup>that</sup> PASQUALE AVOLIO
2. Nick Hoag
3. Ian Andrews
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_

SIGN NAME:

Pasquale Avolio

*[Signature]*

*[Signature]*

\_\_\_\_\_

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Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog  
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☒ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, May 3, 2012

**Siley, Dru**

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**From:** Jim Artiano <jartiano@artianolaw.com>  
**Sent:** Thursday, May 03, 2012 2:29 PM  
**To:** Siley, Dru  
**Cc:** Eric Choi; Kirk Roessler; Brian Lenahan  
**Subject:** 15422 Detroit Ave. Property/Docket 05-07-12

Dear Dru:

Thank you for your call today. My office is counsel to California Phone, Inc., the owner of the above property.

Please accept this email as our initial objection to the process for designating the 15422 Detroit property as a Historical Property.

We are currently reviewing this matter with our client and further respond if this process proceeds to hearing on June 7, 2012.

Our client is attempting to sell the property to a local owner and we feel that such a designation at this time will inhibit a potential purchaser of the property.

While we appreciate the City and Lakewoodalive's position, we would request that any such an application be deferred until the building has been sold to a local owner.

I would also request that copies of all future notices or letters from the City be sent to my attention at the address below.

Thank you for your time and consideration of these requests.

Jim Artiano

A. James Artiano  
Attorney at Law

Artiano & Associates  
A Professional Corporation  
3828 Carson Street, Suite 102  
Torrance, Ca. 90503  
310-543-1240x107  
310-543-9850 Fax  
[jartiano@artianolaw.com](mailto:jartiano@artianolaw.com)

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**GetGo Lakewood**  
**Planning Commission Conditional Use**  
**Outdoor Seating**  
14013 Detroit Avenue  
City of Lakewood, Ohio

April 19, 2012

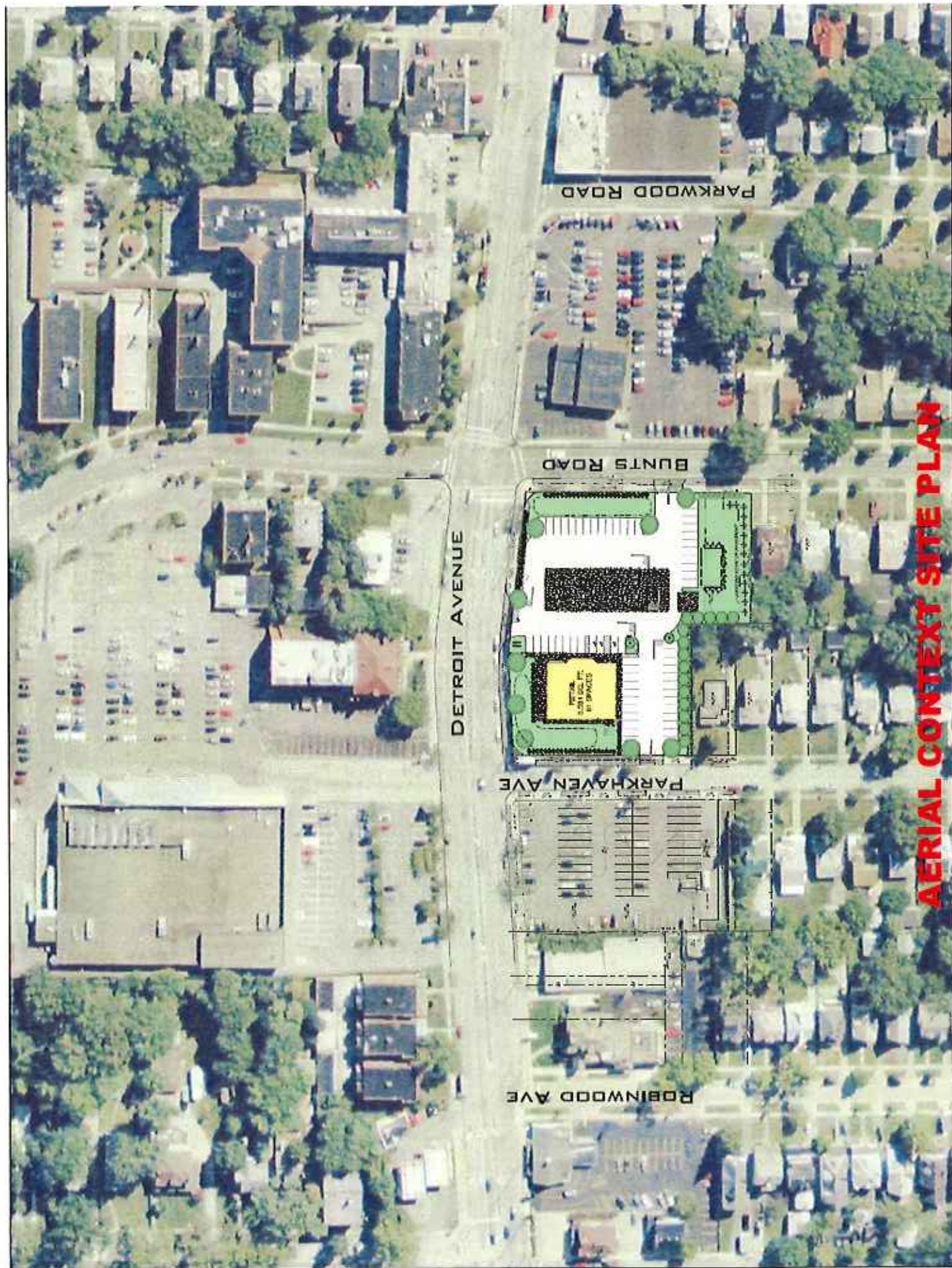






EXISTING SITE CONDITIONS





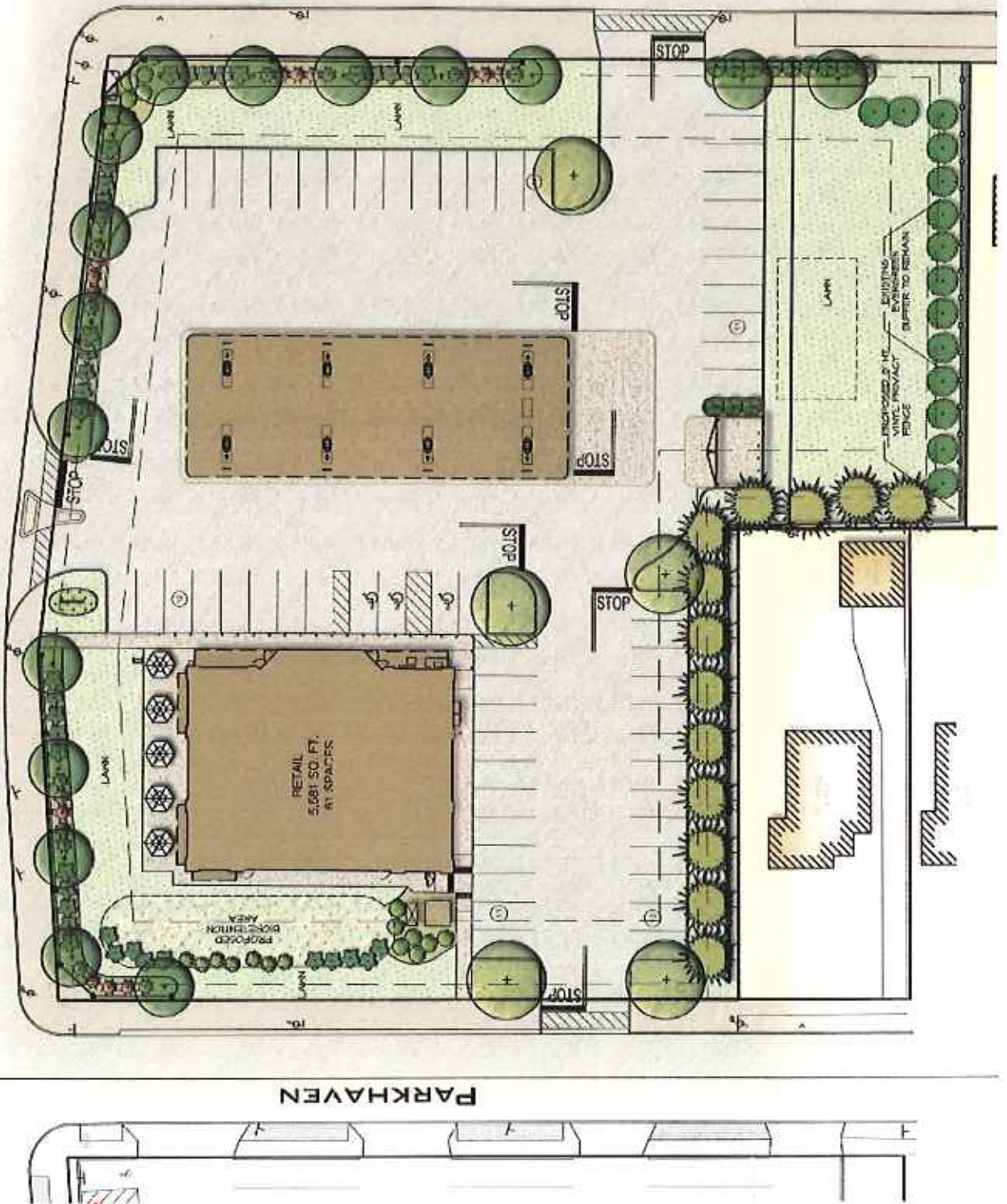
**AERIAL CONTEXT SITE PLAN**

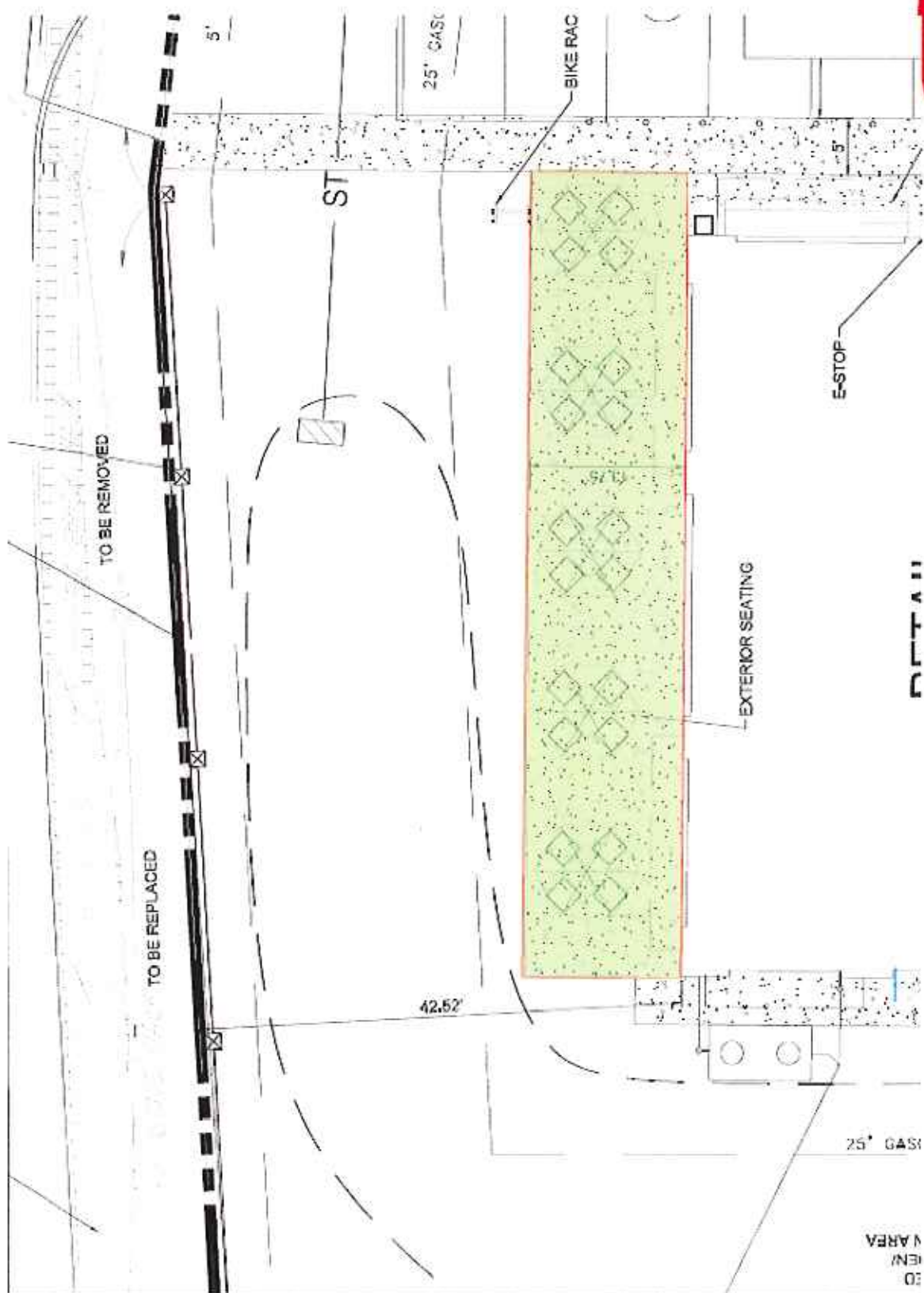


DETROIT AVENUE

BUNTS ROAD

PARKHAVEN









PERSPECTIVE

VIEW FROM DETROIT AVENUE





## PERSPECTIVE FROM BUNTS & DETROIT



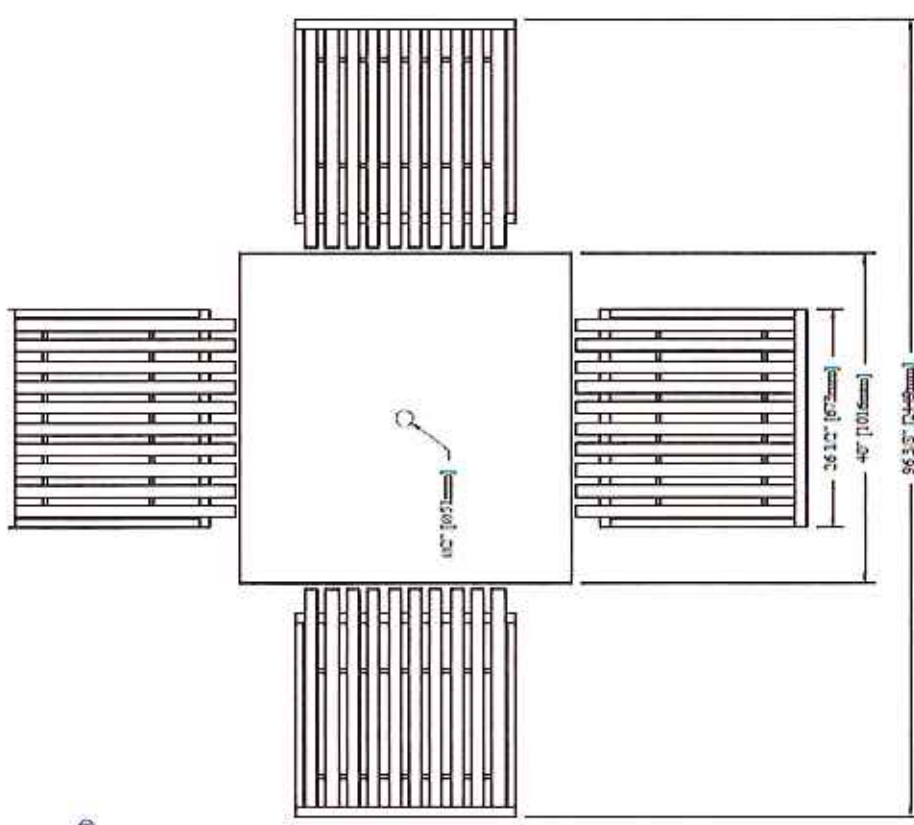




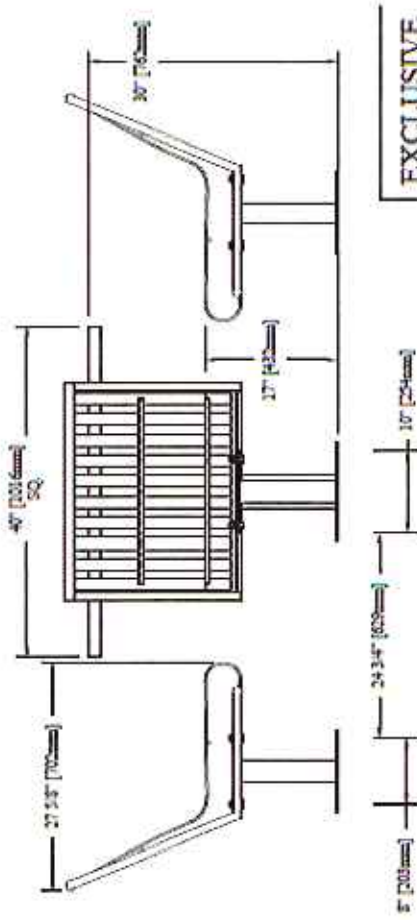




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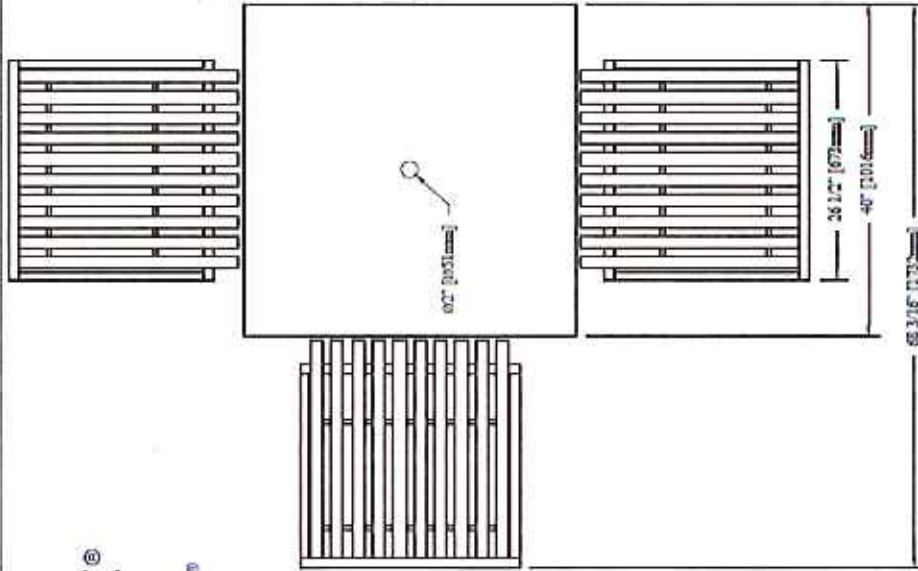


STEEL FINISH  
GALVANNEED POWDER COATING



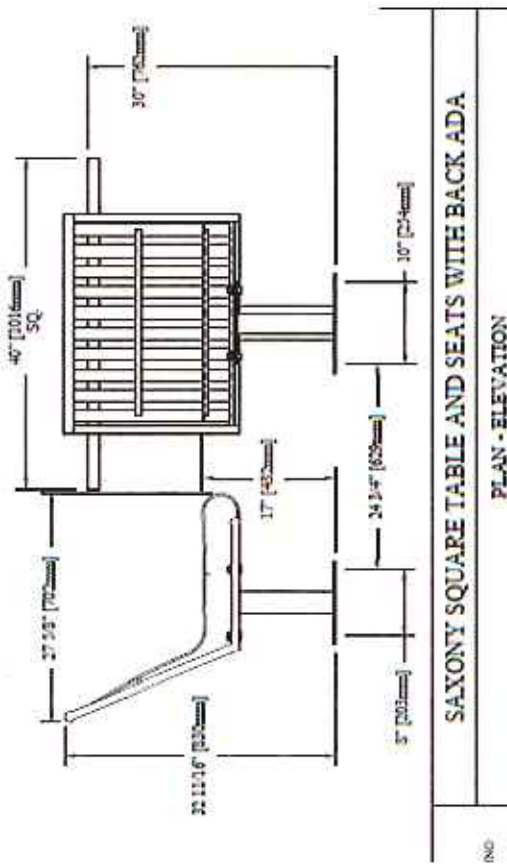
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SY6-7SO



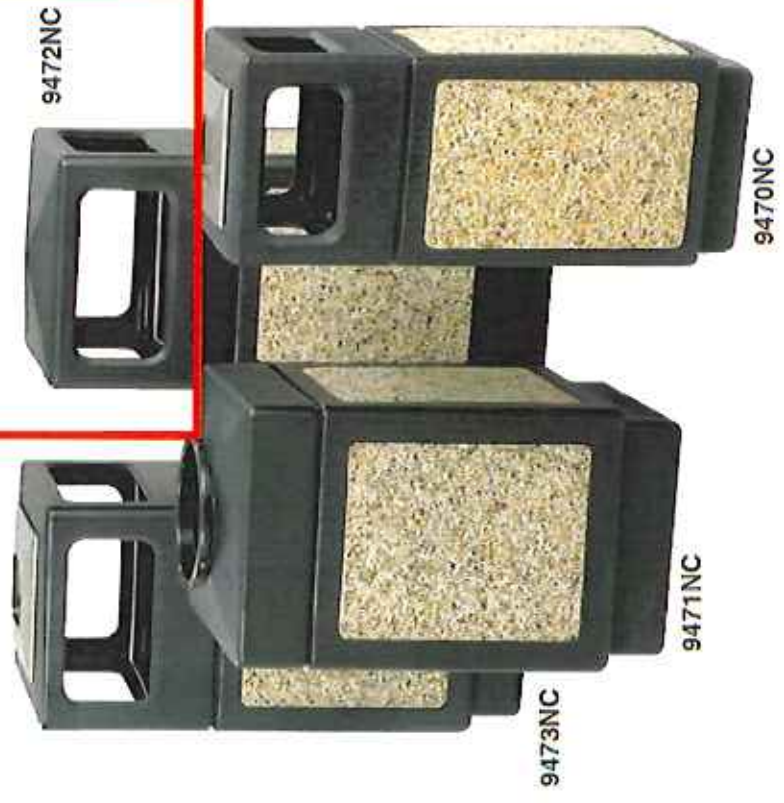


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# 2012 Standard KEYSHIELD® Color Palette

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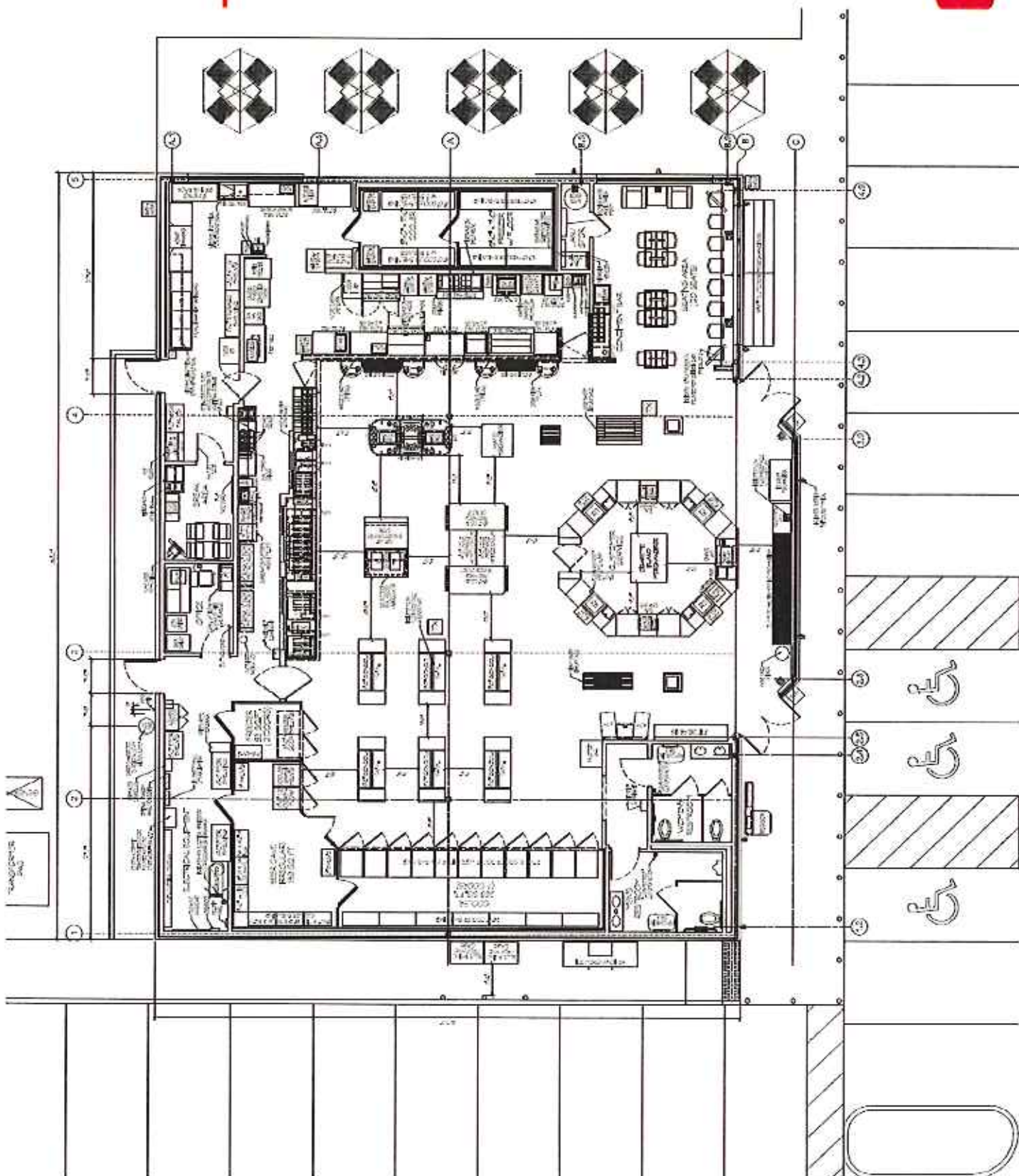


NANTUCKET BLUE

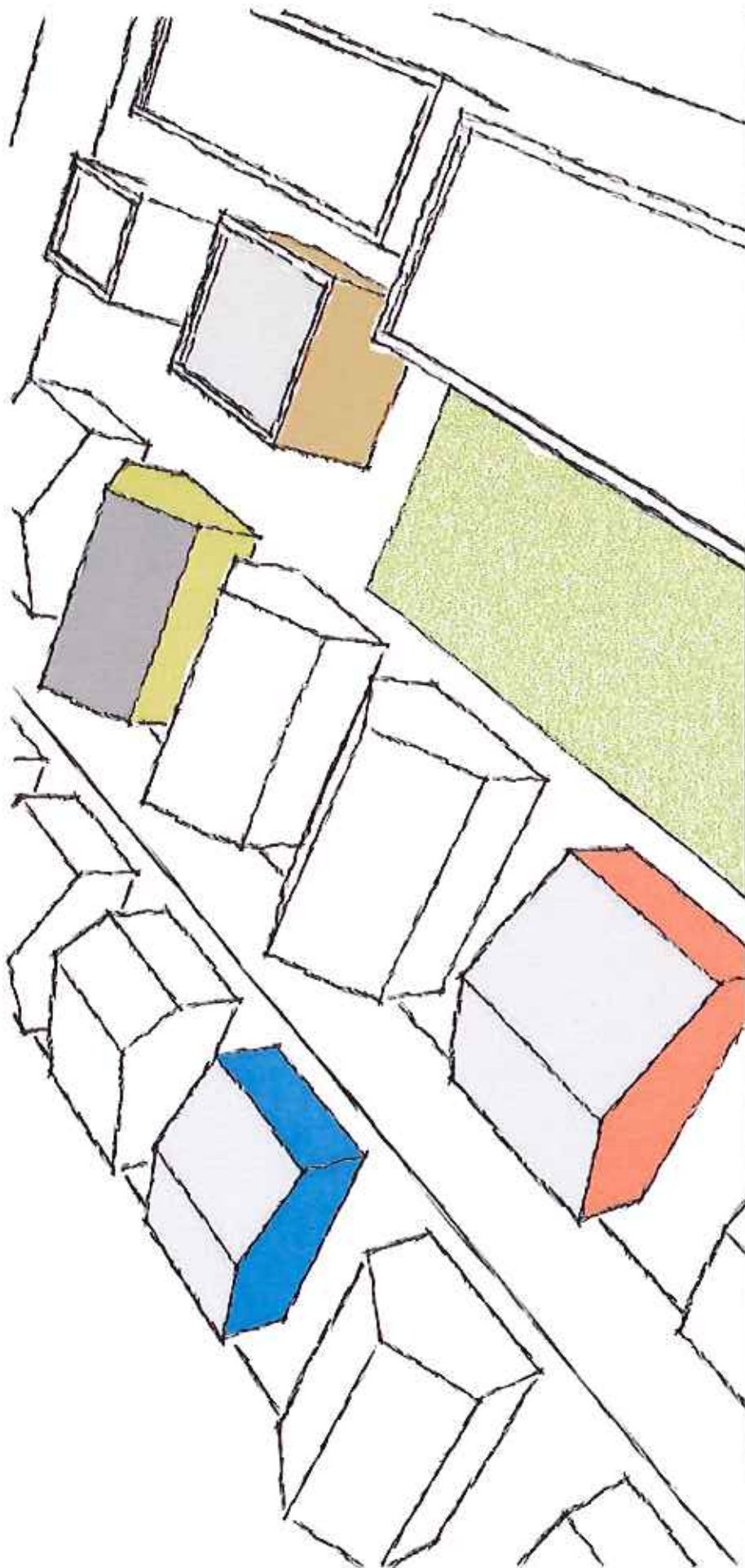
Colors may vary slightly due to printing processes. LEMONDROP yellow is available upon request for no added charge. An additional 160 custom colors and color matching are available for a surcharge. Colors and metal samples available upon request

## Table Color Palette: Sparkle Silver







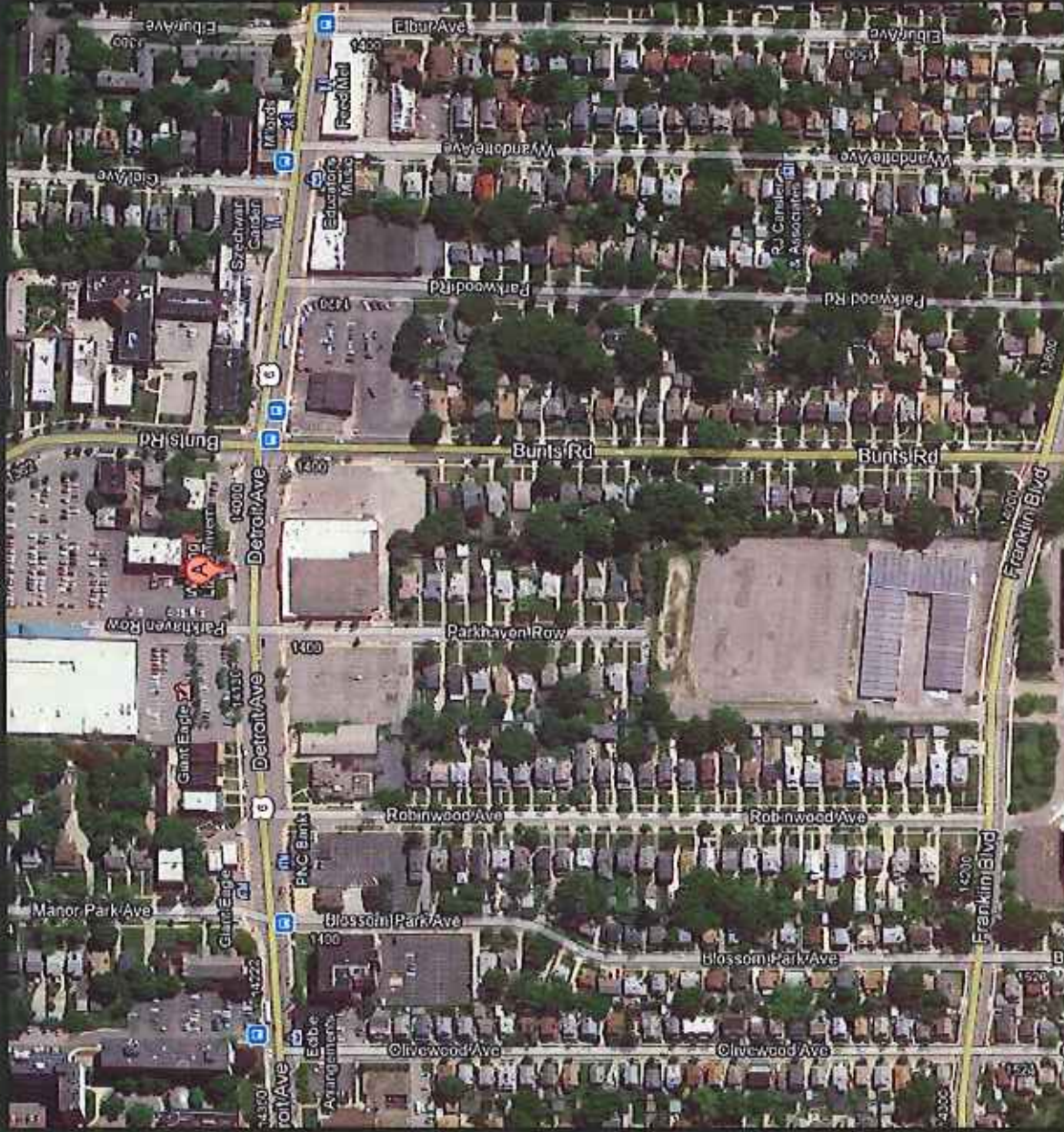


# Planning Commission

May 2012

Planning Commission  
May 2012





# 14013 Detroit Avenue GetGo

Planning Commission  
May 2012

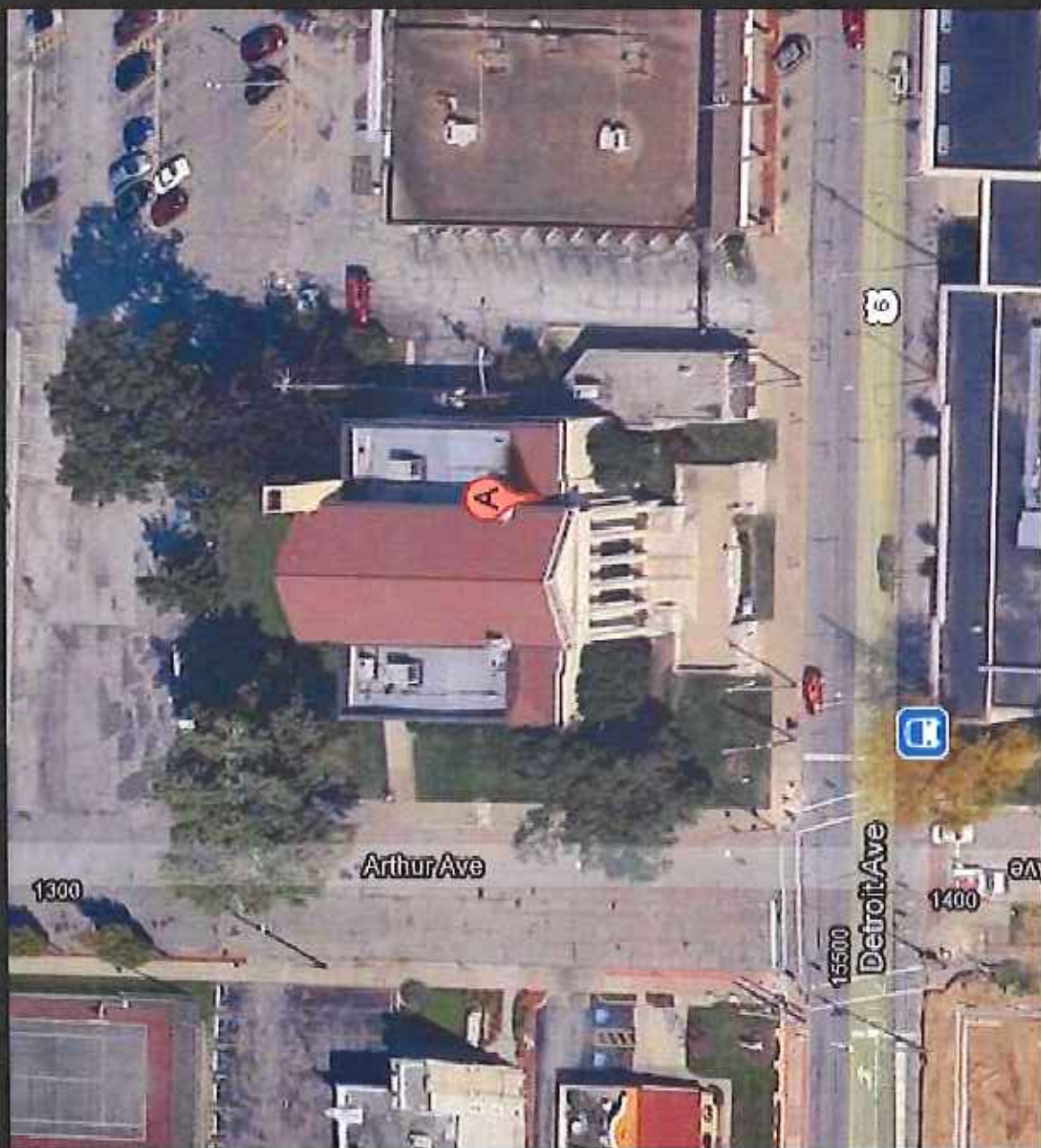




# 14013 Detroit Avenue GetGo

Planning Commission  
May 2012





# 15422 Detroit Avenue First Church of Christ, Scientist

Planning Commission  
May 2012



15422 Detroit Avenue  
First Church of Christ, Scientist

Planning Commission  
May 2012





Planning Commission  
May 2012

## 15422 Detroit Avenue First Church of Christ, Scientist



15422 Detroit Avenue  
First Church of Christ, Scientist

Planning Commission:  
May 2012





**15422 Detroit Avenue**  
**First Church of Christ, Scientist**

Planning Commission  
May 2012



**15422 Detroit Avenue**  
**First Church of Christ, Scientist**

Placing Commission  
May 2012





**15422 Detroit Avenue**  
**First Church of Christ, Scientist**

Planning Commission  
May 2012





## 15605-07 ½ Detroit Avenue Merry Arts Pub + Grille

Planning Commission  
May 2012





15605-07 1/2 Detroit Avenue  
Merry Arts Pub + Grille

Planning Commission  
May 2012





Planting Commission  
May 2012

15605-07 1/2 Detroit Avenue  
Merry Arts Pub + Grille





Planting Commission  
May 2012

15605-07 1/2 Detroit Avenue  
Merry Arts Pub + Grille





Parking Commission  
May 2012

15605-07 1/2 Detroit Avenue  
Merry Arts Pub + Grille

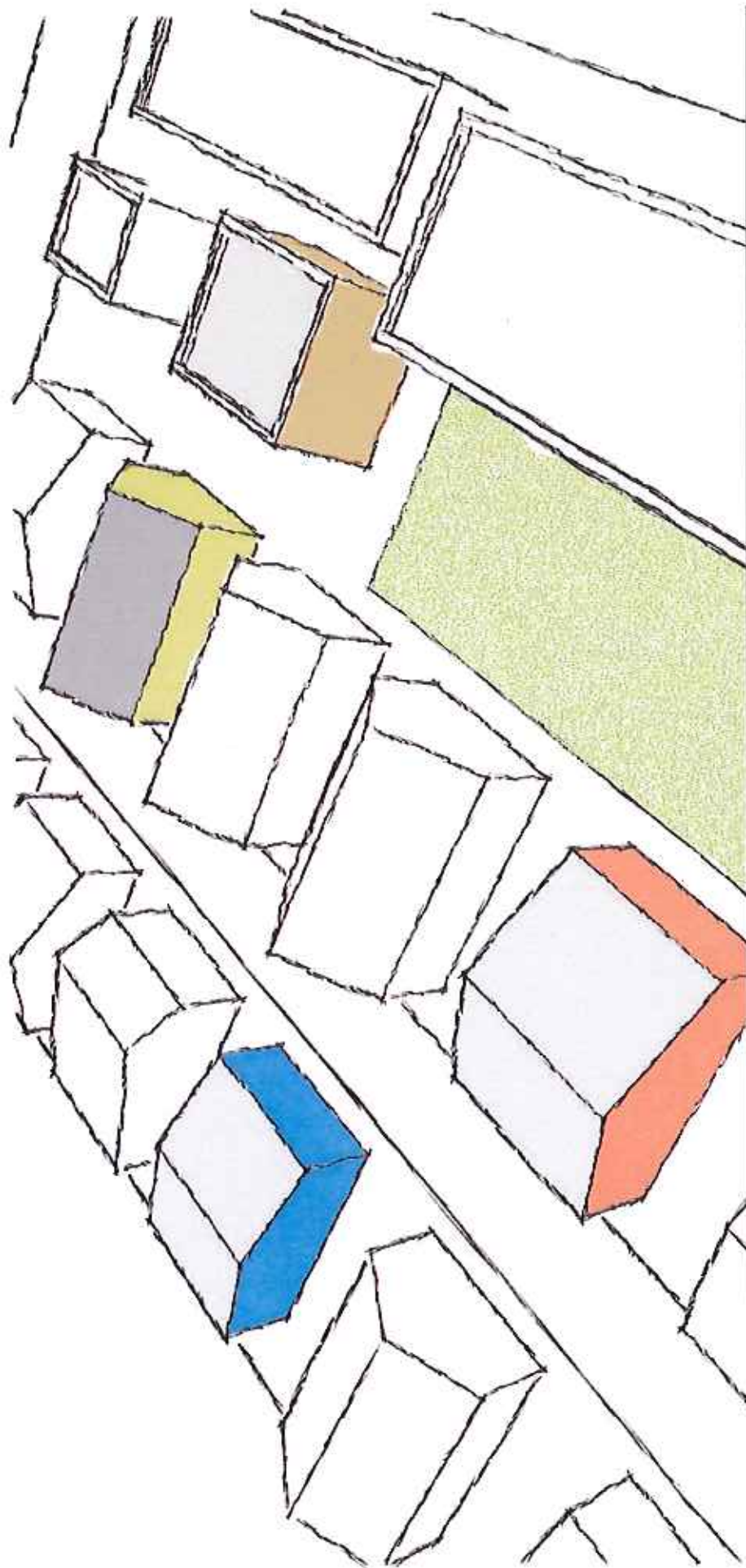




15605-07 1/2 Detroit Avenue  
Merry Arts Pub + Grille

Planning Commission  
May 2012





# Planning Commission

May 2012

Planning Commission  
May 2012